

134.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

876,700 / 876,700

USE VALUE:

876,700 / 876,700

ASSESSED:

876,700 / 876,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NICHOLS LARRY D & KAREN C	
Owner 2:	
Owner 3:	

Street 1: 134 GRAY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,958 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1926, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5958		Sq. Ft.	Site		0	90.	1.00	10									538,869						538,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								86114
								GIS Ref
								GIS Ref
								Insp Date
								11/17/08

1 of 1

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Entered Lot Size
Total Land:
Land Unit Type:
11/17/08

Prior Id # 1: 86114	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:44:11
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
01/25/18	18:47:41
apro	
10432	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,400	3500	5,958.	538,900	876,800	876,800	Year End Roll	12/18/2019
2019	101	FV	255,100	3700	5,958.	568,800	827,600	827,600	Year End Roll	1/3/2019
2018	101	FV	255,100	3700	5,958.	419,100	677,900	677,900	Year End Roll	12/20/2017
2017	101	FV	255,100	3700	5,958.	401,200	660,000	660,000	Year End Roll	1/3/2017
2016	101	FV	255,100	3700	5,958.	371,200	630,000	630,000	Year End	1/4/2016
2015	101	FV	244,600	3800	5,958.	311,300	559,700	559,700	Year End Roll	12/11/2014
2014	101	FV	244,600	3800	5,958.	304,200	552,600	552,600	Year End Roll	12/16/2013
2013	101	FV	244,600	3800	5,958.	289,800	538,200	538,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12248-61		7/19/1972		31,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2014	1741	New Wind	2,036					Replace one window
6/9/2010	611	New Wind	6,064					5 REPLACEMENT WIND
1/1/1996	90	Manual	8,000					RESIDE HOUSE/SHING

Date	Result	By	Name
11/17/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
8/19/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	05 - Garrison			Full Bath:	1	Rating:	Average	OF=SINK IN BMT TOILET IN BMT.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	2	Rating:	Fair										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average										
Color:	GREY			A Kits:		Rating:											
View / Desir:				Fpl:	1	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1926	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G12	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRs	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	7	3					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.27836621			General:									
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	170.837			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	66100												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	454215												
% Com Wall:		% Sprinkled:		Depreciation:	119913												
				Depreciated Total:	334302												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 134.0-0001-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		1 12 X 18	A	AV	1970	26.57	T	39.2	101			3,500		3,500
More: N				Total Yard Items:				3,500	Total Special Features:				Total:				3,500


